

Submitted October 23, 2013
Approved as of
Date October 23, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 13-2013
Wednesday, July 10, 2013**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, July 10 2013.

PRESENT

Jerry Callistein, Chair

Don Hadley	Dion Trahan
David Hill	John Tyner
Jack Leiderman	

Present: Marcy Waxman, Sr. Attorney
Andrew Gunning, Assistant Director, CPDS
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Cindy Kebba, Planner III
David Levy, Chief of Long Range Planning

I. REVIEW AND ACTION

Time Extension for USE2006-00702, for a second one year Time Extension to the Use Permit to extend the implementation period from July 25, 2013 to July 25, 2014 for a 12,574 square foot retail furniture building at 900 Rockville Pike.

Bobby Ray presented the staff report and answered questions from the Commission.

Joel Danshes of 9213 Winterset Drive, Potomac, MD and owner of the property asked the Commission for another one-year extension in order to secure a tenant to lease the proposed new building. He answered questions from the Commission.

Commissioner Tyner moved, seconded by Commissioner Hadley, to approve USE2006-00702 for a second one-year time extension to extend the implementation period from July 25, 2013 to July 25, 2014 at 900 Rockville Pike, given the findings included in the staff report and that good cause has been shown.

The motion passed 5-0 (Commissioners Ostell and Trahan were absent).

II. RECOMMENDATION

Recommendation to Mayor and Council regarding a request for consent to add additional residential units at King Farm (F5 and F6).

Jim Wasilak presented the staff report and answered questions from the Commission.

Commissioner Trahan arrived at 7:45 p.m.

Barbara Sears with Linowes and Bolcher and representing King Farm Associates, owner of the property, addressed several questions posed by the Commission regarding the annexation agreement and the zoning provisions to increase the number of residential units.

Harry Schwab, owner of Michael Harris Homes, spoke to the Commission about the concern of excessive noise, the MPDU integration, as well as the need for a retaining wall where the property slopes.

Ollie Caldwell, with King Farm Associates, stated they (King Farm Associates) met with hotel operators several times and the hotel operators have no problem with the shared use and reconfiguration of the proposed property expansion for residential use.

Larry Frank with Bennett Frank and Carthy Architects, is the King Farm Community architect, answered questions from the Commission on the addition of housing in the Irvington Center as well as the commercial and residential balance in the community.

Commissioner Trahan moved, seconded by Commissioner Tyner, to recommend to Mayor and Council approval to allow for 144 additional townhouse units in the King Farm development, based on the findings 1-12 listed in the staff report.

Commissioner Hill offered the condition that the offset reduction in office floor space, as determined by the approving authority, be formalized in the arrangement. Commissioner Trahan accepted the condition.

The motion, with the additional condition, passed 4-2 (Commissioners Hill and Leiderman voted No).

Commissioner's Hill and Leiderman indicated they would prepare and submit a minority report as well.

The meeting recessed at 9:08 pm and reconvened at 9:16 pm.

III. DISCUSSION AND DIRECTION

Rockville Pike Plan Draft Work Session: Continued discussion development of the Commission's Final Draft by updating the current draft based on discussion of public testimony. Provide direction to staff as needed. Review draft resolution for transmittal of the final document.

Cindy Kebba and David Levy continued discussion on building heights and the Commission provided direction on height and layback slopes.

IV. COMMISSION ITEMS

- A. Staff Liaison Report – Andy Gunning provided an update on the next meeting’s agenda and reminded the Commission about the upcoming Planning Commission training on July 22nd.
- B. Old Business – Board and staff discussed a report from the Planning Staff submitted to the Board of Appeals on SPX2013-00387.
- C. New Business - None
- D. Minutes – None
- E. FYI Correspondence

V. ADJOURN

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 10:57 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary